

Chapter 13A-05 – ENACTMENT OF OR AMENDMENT TO DEVELOPMENT CODE AND ZONING MAP

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Chapter 13A-05 – ENACTMENT OF OR AMENDMENT TO DEVELOPMENT CODE AND ZONING MAP

13A-05-01 Purpose

The City Council may enact and amend land use ordinances and a zoning map consistent with the purposes set forth in this Development Code, the General Plan, and the Land Use Development and Management Act (Utah Code Ann. §10-9a-101, *et seq.*). This Chapter sets forth the procedure and responsibilities of the Planning Commission and City Council in making decisions relating to the amendment of the Development Code and the Zoning Map.

13A-05-02 Amendments and Corrections to the Zoning Map and Development Code

- A. **Amendments to the Zoning Map.** Amendments to the Zoning Map shall be made in accordance with the provisions of this Chapter and Utah Code. After the amendment has been approved by the City Council, the Zoning Map shall be modified reflecting the said amendment.
- B. **Corrections to the Zoning Map.** The Director may make corrections to the Zoning Map if it is determined that the original boundary line or other information was not properly transferred to the Zoning Map after review of the official record and ordinance adopting that boundary location. When making such a correction, the Director shall place the correct information on the Zoning Map and the date of revision thereon. The Director shall forward the corrected Zoning Map to the City Recorder and City Council together with all supporting documentation.
- C. **Amendments and Corrections.** The Planning Commission, City Council, or the Director may initiate proposals for change or modification of any chapter or regulation of this Code.
- D. **Application to Amend or Correct.** In addition, any person seeking an amendment to the Development Code or Zoning Map shall submit a written request designating the change desired to the Director and shall include reasons wherein the proposed amendment would further promote the objectives and purposes of the Development Code and the General Plan and shall include the required fee as required in the application form.

13A-05-03 Planning Commission and City Council Review

- A. **Planning Commission.** The Planning Commission shall:
 - 1. Recommend to the City Council a land use ordinance and zoning map or any amendment to either regulate the use and development of land within all or any part of the area of the City.
 - 2. Hold a public hearing on a proposed land use ordinance or zoning map amendment.
- B. **City Council.** The City Council:
 - 1. May adopt or amend:

- a. The number, shape, boundaries, or area of any zoning district;
 - b. Zoning conditions on any zoning map amendment which limit or restrict the following:
 - (1) Uses
 - (2) Dwelling unit density
 - (3) Building square footage
 - (4) Height and/or setbacks of structures
 - c. Any regulation of or within the zoning district; or
 - d. Any other provision of the Development Code.
2. Shall consider at a public meeting each proposed amendment recommended to it by the Planning Commission and may adopt or reject the amendment either as proposed by the Planning Commission or after making any revision the City Council considers appropriate.

13A-05-04 Resubmission of the Development Code or Zoning Map Amendment Request

If an application for amendment is denied by the City Council, resubmission of an application for the same amendment shall not be allowed for a period of 12 months unless significant new facts or information are presented.